| 060.0 | 0004 | 0008.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 563,600 / 563,600 |
| | | | | | USE VALUE: | 563,600 / 563,600 |
| | | | | | ASSESSED: | 563,600 / 563,600 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 136 | | LOWELL ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | TAYLOR COREY H M |
| Owner 2: | TAYLOR STEPHANIE LEIGH |
| Owner 3: | |
| Street 1: | 136 LOWELL ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | ROSENFELD CAROLYN D - |
| Owner 2: | - |
| Street 1: | 269 CAMBRIDGE RD # 202 |
| Twn/City: | WOBURN |
| St/Prov: | MA Cntry: |
| Postal: | 01801 |

## NARRATIVE DESCRIPTION

This parcel contains 4,287 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1890, having primarily Vinyl Exterior and 927 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 4287.000 | 175,200 | 4,400 | 384,000 | 563,600 |
| Total Card | 0.098 | 175,200 | 4,400 | 384,000 | 563,600 |
| Total Parcel | 0.098 | 175,200 | 4,400 | 384,000 | 563,600 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 607.98 | /Parcel: 607.9

## Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

| | |
|---|---|
| User Acct | 39826 |
| GIS Ref | |
| GIS Ref | |
| Insp Date | 10/29/18 |

!5256!

## PREVIOUS ASSESSMENT

Parcel ID: 060.0-0004-0008.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 175,200 | 4400 | 4,287. | 384,000 | 563,600 | 563,600 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 156,600 | 4400 | 4,287. | 378,500 | 539,500 | 539,500 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 156,600 | 4400 | 4,287. | 290,800 | 451,800 | 451,800 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 156,600 | 4400 | 4,287. | 274,300 | 435,300 | 435,300 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 156,600 | 4400 | 4,287. | 252,400 | 413,400 | 413,400 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 148,000 | 4400 | 4,287. | 235,900 | 388,300 | 388,300 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 148,000 | 4400 | 4,287. | 217,200 | 369,600 | 369,600 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 148,000 | 4400 | 4,287. | 217,200 | 369,600 | 369,600 | | 12/13/2012 |

## PRINT

| Date | Time |
|---|---|
| 12/10/20 | 20:10:06 |

## LAST REV

| Date | Time |
|---|---|
| 02/25/20 | 09:29:26 |
| danam | |
| 5256 | |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 39826 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT.

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| ROSENFELD CAROL | 70485-164 | | 1/8/2018 | | 549,000 | No | No | | |
| ARNSTEIN CAROLY | 53734-508 | | 10/27/2009 | Family | 99 | No | No | | |
| RANAURO JOHN C | 26791-4 | | 10/31/1996 | | 153,000 | No | No | | Y |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 7/7/2019 | 1011 | Heat App | 9,088 | C | | | | |
| 1/6/1997 | 13 | | 20,000 | | | | | REM/KIT-ENL/WDK |
| 12/31/1996 | 666 | | 2,000 | | | | | ADD 3 SKYLIGHTS |
| 8/5/1992 | 359 | Manual | 6,500 | | | | | SIDING+ROOF ON GAR |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 10/29/2018 | MEAS&NOTICE | CC | Chris C |
| 12/8/2008 | Meas/Inspect | 163 | PATRIOT |
| 1/13/2000 | Mailer Sent | | |
| 1/10/2000 | Measured | 163 | PATRIOT |
| 7/26/1993 | | AJS | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 4287 | | Sq. Ft. | Site | | 0 | 70. | 1.28 | 6 | | | | | | | | | 384,028 | | | | | | 384,000 | |

Total AC/HA: 0.09842 | Total SF/SM: 4287 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 384,028 | Spl Credit | Total: 384,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 15 - Old Style | | |
| Sty Ht: | 1T - 1 & 3/4 Sty | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 3 - BrickorStone | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | WHITE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1890 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AV - Average | 31. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 31 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 130.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 0.98990101 |
| Adj $ / SQ: | 173.728 |
| Other Features: | 60500 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 253903 |
| Depreciation: | 78710 |
| Depreciated Total: | 175193 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: | 5 | BRs: | 2 | Baths: | 1 | HB | | | | | |

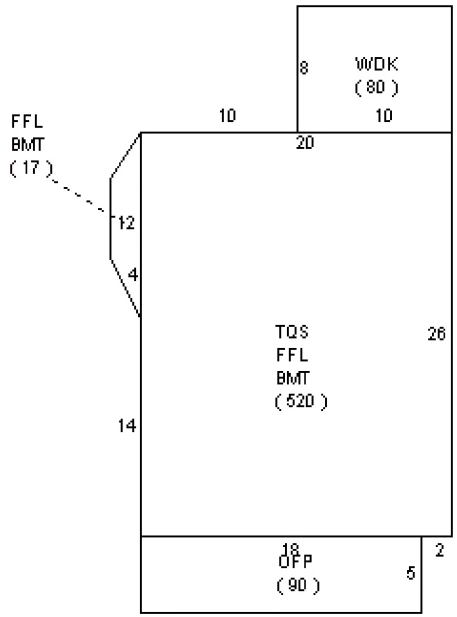
## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 5 | 2 | |
| Totals | | | |
| 1 | 5 | 2 | |

## SKETCH




## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | | Before Depr: | 173.73 |
| Special Features: | 0 | Val/Su Net: | 107.22 |
| Final Total: | 175200 | Val/Su SzAd | 189.00 |

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 537 | 52.120 | 27,988 |
| FFL | First Floor | 537 | 173.730 | 93,292 |
| TQS | 3/4 Story | 390 | 173.730 | 67,754 |
| OFP | Open Porch | 90 | 34.480 | 3,103 |
| WDK | Deck | 80 | 15.840 | 1,267 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 1,634 | | | Total: | 193,404 |
| Size Ad | 927 | Gross Are | 1764 | FinArea | 927 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## PARCEL ID

060.0-0004-0008.0

## SPEC FEATURES/YARD ITEMS

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | Garage | D | Y | 1 | 18X18 | A | AV | 1930 | 22.72 | T | 40 | 101 | | | 4,400 | | | 4,400 |

| | | | | | |
|---|---|---|---|---|---|
| More: | N | Total Yard Items: | 4,400 | Total Special Featues: | |
| | | | | Total: | 4,400 |